



## Good News Bulletin- Edition 40—November 2024

Welcome to the Land, Planning and Development Federation Good News Bulletin.

Published on a monthly basis the Federation wishes to recognise and celebrate the good work achieved by our members.

### Orchestra Land obtains planning for 66 homes in Campton and sells site to Hayfield Homes

Orchestra Land has successfully completed the sale of a residential development site east of Greenway in Campton, Bedfordshire, to Hayfield Homes.

The site was funded and promoted by Orchestra Land through the local plan call for sites, achieving allocated status and subsequently obtaining full

planning permission for 66 homes. The development will comply with Central Bedfordshire's requirement that 30% of the homes be affordable and will also feature substantial green space to benefit the community.



We are also pleased to celebrate a significant professional milestone within our team. Congratulations to our colleague and team member Caia Yeung for passing her RTPI APC and becoming a Chartered Member of the RTPI.

At Orchestra Land, we're proud to support our team in achieving professional milestones and advancing their expertise. This accomplishment reflects our ongoing commitment to excellence and innovation in the planning profession.

As we continue to deliver well-planned, sustainable developments like the Campton site, achievements like these remind us of the importance of investing in both our projects and our people to provide lasting value to communities and the planning industry.



## Award for Chief Executive Paul Campbell



Congratulations to Paul Campbell on being crowned Business man of the Year 2024 at The Birmingham Awards. The award recognises Paul's success at steering Richborough to become one of the UK's biggest and best land promoters, in turn attracting major investment and creating new jobs and a great place to work. There were over 800 nominations for the awards in all.

## Open for tenders: Land in Leicestershire

With Brown & Co, Richborough offers for sale by informal tender land north of Normandy Way, Hinckley in Leicestershire. The opportunity includes:

- A residential development of up to 415 new homes
- A gross site area of circa 41.75 acres (16.89 hectares)
- Principal frontage and vehicular access via Normandy Way
- 20% on-site affordable housing

Interested parties can register to view a Data Room of supporting documents on our dedicated website: [hinckleyphase2.co.uk](http://hinckleyphase2.co.uk)

Offers, including a fully populated version of the Pro Forma, must be submitted by 12 noon on Tuesday 14th January 2025. For more details contact Anabel Christmas:

[anabel.christmas@richborough.co.uk](mailto:anabel.christmas@richborough.co.uk)  
07592112069



## Welcome to Mark Dauncey

Chartered Town Planner and accredited RTPI member, Mark Dauncey has joined Richborough as Planning Director of our East region.

With 20 years of housing and mixed-use industry experience, Mark brings a wealth of knowledge following senior positions at Stantec, Amos Group and Pegasus Group.

This region has considerably grown in the last 12-months and has a current portfolio of 40 live sites that will facilitate the delivery of 8,200 new homes and is anticipating further expansion in the coming years to meet the Government's ambitious housing targets.

Contact Mark: [mark.dauncey@richborough.co.uk](mailto:mark.dauncey@richborough.co.uk)



## Delivery partners appointed for three sites

Richborough has announced three site sales over recent weeks! Congratulations to our successful development partners:

### Vistry Group: Hinckley, Leicestershire

61-acre site benefitting from outline planning permission for up to 475 homes, 30% of which will be affordable. A special mention must go to Steve Louth, our honorary director who passed away in 2022. This site was Steve's vision.

### Danum Homes: Mark Weighton, East Riding of Yorkshire

19-acre site benefitting from outline planning permission for up to 120 homes alongside a food store and commercial, employment and community space.

### Greencore Homes: Haddenham, Buckinghamshire

12-acre site benefitting from outline planning permission for up to 89 new homes with 30% dedicated as affordable homes.

## Ptarmigan secures Resolution to Grant and Unconditional Sale of 120 homes in Welwyn Hatfield



Following resolution to Grant in September for a 12 hectare site, we have exchanged on an unconditional sale to Barratt David Wilson (North Thames).

We have been promoting the site in partnership with the landowner since 2017, navigating the complexities of one of the longest Local Plan Examinations in Public (over 6 years). We successfully secured the site's removal from the Green Belt, and submitted an application in advance of the adoption of the Local Plan so we were first in the queue when it came to determination. This site will deliver 120 high quality homes with 25% affordable housing, a new 2 form entry primary school, with over 40% of the site retained as open space



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## Catesby Estates are pleased to announce the completion of a residential site sale in Countesthorpe, Leicestershire, to Miller Homes

The 18.5 acre (7.5 hectare) site is located adjacent to Foston Road and Leicester Road and has outline planning for 170 energy efficient homes; of which 25% are affordable, and public open space with play areas. The site also has excellent access to local services and facilities within the village of Countesthorpe.

**Myron Osborne**, Chief Executive of Catesby Estates, said *"Achieving a local level consent for this non-allocated site and securing a buyer within a short time frame of just 10 months is testament to the hard work and skill of the in-house Catesby team, as well as the appetite from housebuilders to acquire prime residential land."*

*"This deal represents our second sale to Miller Homes in recent months, and with a reputation for delivering high quality, award-winning new homes, we look forward to seeing them take this through its final planning stages and delivering sought-after, energy efficient homes for the area."*

**Aaron Grainger**, Head of Land at Miller Homes, said: *"We are delighted to have acquired this site. We were committed to completing this deal quickly and worked closely with Catesby Estates to achieve this. We are looking forward to when our reserved matters consent is secured, and we can start work on delivering quality new housing for the area."*



An outline planning application was registered with Blaby District Council in January 2024, and went before planning committee in July 2024, receiving a majority in favour resolution to grant.

Thanks to Natalie Edwards at Eversheds and Victoria Potterill-Tilney at Gowling WLG who worked on the legals, and Trevor Wells of Wells McFarlane who acted for the landowner for helping to expedite this sale completion.

Following this, the sale completed in October 2024, resulting in a 10 month turnaround from the submission of the application to a land sale.

Catesby Estates  
part of Urban&Civic

### Planning Permission for 170 Homes in Langford

Gladman are pleased to announce that following a public Inquiry held during the course of August and September 2024, our appeal for up to 170 dwellings (including 30% affordable housing in Langford, Central Bedfordshire, has been allowed.



### Site Sold with planning for 150 Homes in Birdham

Gladman, working alongside Batcheller Monkhouse, are delighted to announce that we have unconditionally exchanged on land in Birdham, Chichester, to Redrow Homes (Southern Counties). Gladman secured outline planning permission for a development of up to 150 dwellings on behalf of the landowners.



### Site Sold with planning for 95 Homes in Brayton

Gladman working alongside Dacre, Son & Hartley are delighted to announce that we have unconditionally exchanged on land at Barff Lane, Brayton to Evans Homes.

Gladman secured outline planning permission for a development of up to 95 dwellings on behalf of the landowners

### Site Sold with planning for 985 Homes in Darlington

Gladman are delighted to report the Sale of the site at Staindrop Road, Darlington to Bellway Homes Limited, Solicitors acting for the buyer Womble Bond Dickinson (UK) LLP – Tom Willows. The site was sold with the benefit of Outline Planning for up to 985 dwellings, 20% of which will be affordable homes, Convenience store, GP surgery, land for Primary School and sports pitches. This was a huge effort from all concerned with the transaction agreed and concluded all within the month.



### Site Sold with planning for 225 Homes in Ratby

Gladman are delighted to report the Sale of the site at Desford Lane, Ratby to Bellway Homes Limited. The site was sold with the benefit of Outline Planning for up to 225 dwellings, 40% of which will be affordable home.

### Site Sold with planning for 100 Homes in Crech St Michael

Gladman, working alongside Chester Harcourt, are delighted to announce that we have unconditionally exchanged the sale of land at North End, Crech St Michael, to Bellway Homes. Gladman secured outline planning permission for a development of up to 100 dwellings on behalf of the landowners. Thanks to the outstanding effort from all involved, exchange of contracts took place a mere 10 working days after terms were agreed!

## Planning Application submitted for 79 new homes in Horsham

Wates Developments has submitted an outline planning application for 79 new homes in Horsham, West Sussex.

Plans for the site propose a diverse range of house types and sizes to meet local needs, including affordable homes. Other notable elements of the proposed scheme include:

- Public open space, with green links and foot-paths throughout the scheme;
- New village green and play area;
- A car club.



## Contracts Exchanged on site in Cowfold

Wates Developments has exchanged contracts on a 17.5 acre site in Cowfold, Sussex.

The site will see the development of up to **110 new homes**, with 45% affordable housing, which the local community will welcome.

## See you at The Surrey Property Awards!

We'll be attending The Surrey Property Awards on 28th November, at 'G Live' in Guildford, to celebrate 15 years of excellence in property.

Wates Developments is a long-time supporter of the awards, which recognise and reward the very best developments, services and property professionals throughout Surrey.

The Awards also provide an invaluable opportunity to meet other respected peers within the industry, and fourteen colleagues from our residential and commercial land teams will be attending.

Good luck to all businesses, projects and individuals shortlisted for an award. See you there!



# MAC MIC GROUP

## Mac Mic Group Secures Planning Permission for Chard Development

Christmas came early for Richard Kelso and Michael Gooch of the Mac Mic Group South West office with the approval at planning committee of their planning application at Mount Hindrance in Chard.

The 58-acre site will not only provide 295 much-needed new homes but also a new home for Chard Town FC, who will relocate from Zembard Lane.



Somerset Council's southern area planning committee unanimously resolved to grant outline planning permission subject to the completion of a Section 106 agreement providing 35% affordable housing, a scheme of local highway improvements and a package of financial contributions towards new local infrastructure.

Held up by the nutrient neutrality issue affecting the Somerset Levels and Moors Special Protection Area since an initial resolution for approval by the former South Somerset District Council in 2020, it is very rewarding for the team to have reached this successful outcome.

Many thanks to the consultant team on the project – D2 Planning, Clifton Emery design, SLR Consulting, Connect, THE RICHARDS PARTNERSHIP LLP, RMA Environmental Limited, Ht Ecology Limited and EHP Consultants Ltd.

Nick Jones, at Savills, Exeter will be dealing with the disposal of the site on behalf of Mac Mic Group and the landowners.

## Kari Burton Shares Insights on Revised NPPF

Many thanks to YEP for inviting Kari Burton Senior Planning Manager-South East to be a speaker recently at *What does the revised NPPF mean for the property industry?*

Kari joined a panel of industry experts at the recent seminar for a detailed analysis of the final NPPF, a discussion on what the changes could mean for the industry as well as the challenges in delivering such ambitious commitments outlined by the UK Government.



## Congratulations to Nick Rennie!

We are delighted to congratulate Nick Rennie Strategic Land Manager-South East on achieving membership of The Royal Institution of Chartered Surveyors. Nick's hard work and dedication have certainly paid off!

